

AGENDA
CITY OF CHASKA ECONOMIC DEVELOPMENT MEETING
ONE CITY HALL PLAZA
CHASKA CITY HALL
MONDAY, APRIL 2, 2018

1. Call To Order
2. Roll Call
3. Adopt The Agenda
 - 3.I. Chaska EDA Agenda

Documents:

[00 - 04-02-18 EDA AGENDA.PDF](#)

4. Approve The Minutes Of The March 19, 2018, EDA Meeting

Documents:

[04 - 00 - 03-19-18 EDA MINUTES DRAFT.PDF](#)

5. Adopt Resolution No. 2018-04, Calling For A Public Hearing Regarding Sale Of Land (Brewery Project)

Documents:

[05 - 00 - RFA - CALLING FOR A PUBLIC HEARING REGARDING SALE OF LAND \(BREWERY PROJECT\).PDF](#)
[05 - 01 - RES 2018-04 - CALLING FOR A PUBLIC HEARING REGARDING SALE OF LAND \(BREWERY PROJECT\).PDF](#)

6. Other Business
7. Adjourn

AGENDA
CHASKA ECONOMIC DEVELOPMENT AUTHORITY MEETING
ONE CITY HALL PLAZA
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MONDAY, April 2, 2018

1. Call to Order
2. Roll Call
3. Adopt the Agenda
4. Approve the Minutes of the March 19, 2018, EDA Meeting
5. Adopt Resolution No. 2018-04, Calling for a Public Hearing Regarding Sale of Land (Brewery Project)
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**- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
MARCH 19, 2018**

1. Call to Order

President Windschitl called the meeting to order at 9:34 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Geisler, Rohe, and President Windschitl

Absent: Commissioners Boe and Schulz

Also Present: Nate Kabat, Assistant Executive Director; Luke Melchert, City Attorney; Kevin Ringwald, Community Development Director; and, Matt Podhradsky, Executive Director.

3. Agenda

Motion by Commissioner Geisler, second by Commissioner Rohe, to adopt the agenda as presented.

Motion carried.

4. Minutes

Motion by Commissioner Rohe, second by Commissioner Geisler, to approve the minutes of the January 8, 2018 EDA meeting.

Motion carried.

5. Adopt Resolution No. 2018-04, Authorizing the Executive Director to enter into a Listing Agreement for the Ernst/Ess House Site to Market for a Sale to a Private Redeveloper

Executive Director Podhradsky presented the item to the Commission.

Commissioner Rohe inquired how similar this plan is to what the Stebners did with their Chaska brick home.

Executive Director Podhradsky clarified it became the old Hazeltine Clubhouse by Chevalle.

Community Development Director Ringwald stated it is different, but the Ernst house portion would be similar. This will look like two structures from the street. By connecting the two buildings there will only need to be one elevator, located in the new part building.

President Windschitl commented the new building does not look very historic.

Executive Director Podhradsky explained it is just a concept drawing that shows the amount of space that can be utilized. They have been working Greg Anderson from ReMax and he has some potential builders. Based on the cost of the project and parking lot, they would need to sell the house and vacant lot for \$150,000 to \$200,000. They would also set up a redevelopment TIF district which would generate about \$300,000. This would give them about \$500,000 for revenue and they anticipate about \$507,000 for costs. The City wants to build and own the parking lot because of future building that will take place above it to support Highway 41 parking.

President Windschitl inquired if they will get any money from Mn/DOT for buying parking.

Executive Director Podhradsky noted that is how they are going to build the second level of parking.

City Attorney Melchert inquired if the Ernst House would qualify for the National Register of Historic Places. He commented there is a 35 percent tax credit for improvements made to the house.

Executive Director Podhradsky responded it already is. They looked at a similar option and this is a common way to preserve historic places. The 35 percent tax credit may be for people who own and live in a historic property.

Community Development Director Ringwald noted the plans will need to go through the Heritage Preservation Commission, Planning Commission, and City Council.

Executive Director Podhradsky explained if this approved, they will put a giant rendering on the site, so people know what they are proposing. They hope to list the property in April and have a buyer sometime this summer.

Commissioner Geisler inquired if there will still be parking behind the building, if the large stones on the retaining wall will be changed, and if the mural will be repainted.

Executive Director Podhradsky responded the design of the parking will connect with the parking in the area. He will look into if the retaining wall block will be changed. The entire alleyway will be pedestrian friendly and look different with benches and streetlights.

President Windschitl stated the entire site needs to be cleaned up. If they can make this project happen, something positive will come out of it and they should get their money back over the coming years. They have to preserve the history.

Commissioner Rohe commented it was a tough decision, but the right decision to move the house.

Executive Director Podhradsky noted if they expect business owners in downtown to invest in their historic buildings, the City must lead in that as well.

Motion by Commissioner Geisler, second by Commissioner Rohe to adopt Resolution No. 2018-04, Authorizing the Executive Director to enter into a Listing Agreement for the Ernst/Ess House site to market for a sale to a private redeveloper.

Motion carried.

6. Other Business

President Windschitl requested an update on the Chaska Building site.

Assistant Executive Director Kabat responded they are continuing to work with Formacoat on entering into a purchase agreement. They would take about three acres of the site and to put up a building. This will provide 15 immediate jobs, and this will double over the next three to five years.

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Executive Director Podhradsky noted there will only be one-third of the site left. They had to get the City of Savage to sign off on releasing them as a business in order to get State dollars for the business moving to a different town.

President Windschitl inquired when the buildings across from the Curling Center will be demolished.

Assistant Executive Director Kabat responded plans have been submitted to the planning process and the concept plan should be at the April meeting.

Executive Director Podhradsky stated the CDA has not signed off yet. They attended their board meeting and got them to conceptually say if the City could meet certain conditions, they would sign off on it.

President Windschitl inquired if there were any opportunities for the Fire or Police Department to do any kind of drills or exercises in the large building.

Assistant Executive Director Kabat noted this was a good suggestion and he will look into it.

8. Adjourn

Motion by Commissioner Rohe, second by Commissioner Geisler to adjourn the meeting at 9:54 pm.
Motion carried.

**REQUEST FOR ACTION
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
April 2, 2018**

Subject: Adopt Resolution 2018-04 Calling for a Public Hearing Regarding Sale of Land for the Brewery Project

Prepared By: Nate Kabat, Assistant Executive Director

Background

On January 9, 2017, the City Council and EDA unanimously approved execution of the Purchase Agreement with Carver County and the Purchase and Development Agreement with Terrain Holdings, LLC pertaining to property located at 850 Chaska Blvd for a project that would develop a brewery on the site.

A closing date has been set for the transaction to occur on April 27, 2018. Pursuant to Minnesota Statutes, Section 469.105, the EDA must hold a public hearing to authorize the sale of the property that it will obtain from Carver County to Terrain Holdings, LLC.

Resolution 2018-04 establishes the public hearing to be held by the EDA on April 16, 2018, immediately following the City Council meeting on the proposed sale.

EDA ACTION REQUESTED

1. **Motion to Adopt Resolution No. 2018-04 calling for a public hearing regarding sale of land (Brewery Project)**

**CHASKA ECONOMIC DEVELOPMENT AUTHORITY
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE April 2, 2018 **RESOLUTION NO.** EDA 2018-04

MOTION BY COMMISSIONER _____ **SECOND BY COMMISSIONER** _____

**RESOLUTION CALLING FOR A PUBLIC HEARING REGARDING SALE OF LAND
(BREWERY PROJECT)**

BE IT RESOLVED by the Board of Commissioners (the "Board") of the Chaska Economic Development Authority (the "EDA") as follows:

1. Public Hearing. A public hearing pursuant to Minnesota Statutes, Section 469.105 on the proposed sale of land described in the Notice of Hearing attached hereto as **Exhibit A** will be held by this Board at the time and place set forth in the Notice of Hearing attached hereto as **Exhibit A**.

2. Notice of Public Hearing, Filing of Plans. The EDA and consultants are directed and authorized to prepare the necessary documents and the EDA Secretary is authorized and directed to cause notice of the hearing in substantially the form attached as **Exhibit A** hereto, to be published at least once in the official newspaper of the City not less than 10, nor more than 20, days prior to the public hearing.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 2nd day of April 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

EXHIBIT A

CITY OF CHASKA

NOTICE OF PUBLIC HEARING
REGARDING LAND SALE
(BREWERY PROJECT)

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the Chaska Economic Development Authority (the "EDA") will meet at City Hall, One City Hall Plaza, Chaska, Minnesota (the "City") following the City Council meeting that convenes at 7:00 p.m. on Monday, April 16, 2018 to conduct a public hearing on the proposed sale of certain real property ("Property") located in the City to Terrain Holdings, LLC (or an affiliate thereof). The Property is located at 850 Chaska Blvd in the City and is legally described as:

That part of the South 340.16 feet of the Southwest Quarter of the Northeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, which lies northwesterly of the northwesterly right-of-way line of State Trunk Highway No. 212 as now laid out and traveled.

AND

That part of the northerly 281 feet of the Northwest Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, lying westerly of the right-of-way of the Chicago, Milwaukee and St. Paul Railroad Company, and which lies northwesterly of a line run parallel with and distant 105 feet northwesterly of the following described line: Beginning at a point on the North and South Quarter line of said Section 8, distant 698 feet south of the center of said Section 8; thence run northeasterly at an angle of 32°00'00" with said North and South Quarter Line for 1000 feet and there terminating.

The EDA will meet at the public hearing to determine if the sale is advisable. A copy of the terms and conditions of the proposed sale of the Property will be on file and available for inspection at City Hall during regular business hours.

Any person wishing to express an opinion on the matters to be considered at the public hearing will be heard orally or in writing. Anyone needing reasonable accommodations or an interpreter should contact the City Administrator's office at the City Hall, 952-448-9200.